

**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION
MEETING OF NOVEMBER 30, 2016**

FILE NO: GM-16-161

AGENDA ITEM: 4.A

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request for Growth Management approval from Roger Shaheen, applicant, (Lumos & Associates agent; property owner: Western Insurance Company) to allow for daily water usage above 15,000 gallons for a recreational vehicle resort facility, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Road, APN 008-123-40.

APPLICANT: Roger Shaheen

AGENT: Lumos & Associates

OWNER: Western Insurance Company

LOCATION: 1400 Old Hot Springs Road

APNs: 008-123-40

RECOMMENDED MOTION: I move to approve GM-16-161, a request for Growth Management approval from applicant Roger Shaheen, to allow daily water usage above 15,000 gallons per day for a recreational vehicle resort facility, on property zoned Tourist Commercial, located at 1400 Old Hot Springs Road, APN 008-123-40 subject to the conditions of approval outlined in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
2. The applicant shall implement water conservation measures wherever possible, including low-water use bathroom fixtures.
3. The project requires application for a Building Permit, issued through the Building Division.
4. Project must comply with the 2012 IFC and Northern Nevada fire code amendments as adopted.
5. Clubhouse requires fire sprinklers. Sprinklers must be electronically monitored (fire alarm).
6. Other buildings may require fire sprinklers depending on the final design.
7. Application is designing to a 1500 gpm fire flow. The proposed casino would require 2000 gpm fire flow as presented. System must be sized to accommodate proposed casino.
8. Additional fire hydrants are required. Spacing must meet 2012 IFC Appendix C. Spacing in RV space area must be no more than 500 feet.
9. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
10. A technical drainage study will be required prior to issuing any construction permits, which must analyze, and propose mitigation for existing flooding issues near the southwest corner of the property and the ditch along the west property boundary.
11. A full geotechnical study will be required prior to issuing any construction permits which must analyze the effect and design impacts of soils placed on site during construction of I-580.
12. Water and sewer main analysis will be required prior to issuing any construction permits.
13. A traffic impact study will be required prior to issuing any construction permits. The scope of this study should be discussed with the Carson City Transportation Manager.
14. Conditions of MPR-16-028 must be addressed prior to issuing any construction permits.

LEGAL REQUIREMENTS: CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

MASTER PLAN DESIGNATION: Community/Regional Commercial (CC)

ZONING DISTRICT: Tourist Commercial (TC)

DISCUSSION: The applicant is proposing a recreational vehicle resort facility, proposed to be known as the Sierra Skies RV Resort, with an expected average daily water usage of approximately 59,700 gallons. Carson City has established a threshold for average daily water usage for commercial and industrial projects of 15,000 gallons of water per day, above which an applicant is required to obtain approval from the Growth Management Commission prior to the issuance of a Building Permit.

The Commission may approve the permit with conditions or deny the permit on the basis of the effect of the project on the City's essential water resource. This Commission shall base its decision on the quantity of water consumed by the use compared to the availability of water; the ability of the City to deliver water services to the structure and other effects of water usage; and/or the ability of the City's sewage disposal system to handle the quantity of wastewater generated.

The proposed average daily water usage of approximately 59,700 gallons does not constitute a significant water usage above the permitted 15,000 gallons per day (by comparison, a past hotel project received approval for approximately 83,000 gallons per day average daily usage).

Development Engineering (with direction from Public Works) has reviewed the information submitted by the applicant and determined that the City can adequately supply the required water from the existing system. Development Engineering does not object to the request provided that a condition regarding water conservation measures is included in the approval. This condition is specified below and has been included in the recommended conditions of approval for the project.

Public Works will implement standard requirements through the Building Permit process but has requested that the following condition be included in the recommendation for approval:

- The applicant shall implement water conservation measures including low-water use bathroom facilities.

It is noted an application to allow the proposed recreational facility in the Tourist Commercial zoning district is concurrently under review under a Special Use Permit application. The proposed use of a recreational vehicle resort is an allowed use, but this proposal includes include not only temporary stay of up to 28 days, but also to extended stay for up to 180 days at this site, which has created the need for additional review.

Staff recommends that the Growth Management Commission approve the requested Sierra Skies Recreational Vehicle Resort facility with the conditions of approval outlined in this report.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable. The majority of these comments are related to items that will arise during the Building Permit process and should be taken into consideration when completing design for the project.

Building Division Comments:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.

2. Repairs, replacement and alterations must comply with 2012 International Building Codes, 2012 Uniform Building Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.

Engineering Division Comments:

1. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
2. A technical drainage study will be required prior to issuing any construction permits, which must analyze, and propose mitigation for existing flooding issues near the southwest corner of the property and the ditch along the west property boundary.
3. A full geotechnical study will be required prior to issuing any construction permits which must analyze the effect and design impacts of soils placed on site during construction of I-580.
4. Water and sewer main analysis will be required prior to issuing any construction permits.
5. A traffic impact study will be required prior to issuing any construction permits. The scope of this study should be discussed with the Carson City Transportation Manager.
6. Conditions of MPR-16-028 must be addressed prior to issuing any construction permits.

Environmental Control Comments: No concerns.

Health and Human Services Comments: No concerns.

Fire Department:

1. Project must comply with the 2012 IFC and Northern Nevada fire code amendments as adopted.
2. Clubhouse requires fire sprinklers. Sprinklers must be electronically monitored (fire alarm).
3. Other buildings may require fire sprinklers depending on the final design.
4. Application is designing to a 1500 gpm fire flow. The proposed casino would require 2000 gpm fire flow as presented. System must be sized to accommodate proposed casino.
5. Additional fire hydrants are required. Spacing must meet 2012 IFC Appendix C. Spacing in RV space area must be no more than 500 feet

Attachments:

- Building Division comments
- Engineering Division comments
- Health Department comments
- Fire Department comments
- Parks and Recreation comments
- Application (GM-16-161)

RECEIVED

OCT 21 2016

CARSON CITY
PLANNING DIVISION

October 21, 2016

GM-16-161

Building has no comments

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

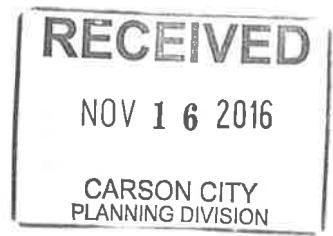
Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623



**Engineering Division
Planning Commission Report
File Number SUP 16-160 & GM 16-161**

TO: Planning Commission
FROM: Stephen Pottéy – Development Engineering Department
DATE: November 16, 2016 **MEETING DATE:** November 30, 2016

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Roger Shaheen to allow an extended stay RV Resort, and Growth Management review to allow water usage greater than 15,000 gallons per day at 1400 Old Hot Springs Rd, apn 008-123-40.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use or growth management requests. The Engineering Division offers the following condition of approval:

- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
- A technical drainage study will be required prior to issuing any construction permits which must analyze, and propose mitigation for existing flooding issues near the southwest corner of the property and the ditch along the west property boundary.
- A full geotechnical study will be required prior to issuing any construction permits which must analyze the effect and design impacts of soils placed on site during construction of I-580.
- Water and sewer main analysis will be required prior to issuing any construction permits.
- A traffic impact study will be required prior to issuing any construction permits. The scope of this study should be discussed with the Carson City Transportation Manager.
- Conditions of MPR-16-028 must be addressed prior to issuing any construction permits.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

Engineering Division
Planning Commission Report
SUP 16-160, GM 16-161
Page 2

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage. The water and sewer demands are well below the city's available capacity.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

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CARSON CITY
PLANNING DIVISION

November 2, 2016

GM-16-161

Health Department

No concerns with the application as submitted

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dboothe@carson.org

November 4, 2016



GM-16-161

Fire

GM 16-161:

1. Project must comply with the 2012 IFC and N. NV fire code amendments as adopted.
2. Clubhouse requires fire sprinklers. Sprinklers must be electronically monitored (fire alarm).
3. Other buildings may require fire sprinklers depending on the final design.
4. Applicant is designing to a 1500 gpm fire flow. The proposed casino would require 2000 gpm fire flow as presented. System must be sized to accommodate proposed casino.
5. Additional fire hydrants are required. Spacing must meet 2012 IFC Appendix C. Spacing in RV space area must be no more than 500' spacing.

Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

NOV 15 2016

CARSON CITY
PLANNING DIVISION

November 15, 2015

Parks

SUP-16-160

GM-16-161

SUP-16-160 Sierra Skies Resort:

On April 15, 2016 our department provided comments on Sierra Skies Resort (MPR-16-028). Please refer to the attached document as back ground information for the following comments:

- 1) The property to the north (APN 008-123-35) is owned/managed by the Carson City Parks, Recreation & Open Space Department. In May 2015, it was conveyed to Carson City per the Omnibus Public Land Management Act of 2009 (OPLMA). During the City's public process in preparation for the OPMLA as well in the City's Parks and Recreation Master Plan, this property was identified for a future community park site. As a result, our department's comments are as follows:
 - a) Our department would require the owner/developer of the subject parcel to provide a 20' landscape buffer (on their property) with evergreen trees along the property boundary to our park.
 - b) Our department will need to approve the evergreen tree species selection and tree spacing for the landscape buffer.
 - c) The Parks, Recreation and Open Space Department will not be responsible for the maintenance of any landscaping or open space areas identified in the proposed project.

GM-16-161 Sierra Skies Resort:

Our department has no comments related to the total gallons per day of water usage for the proposed development. It is our department's expectation that the evergreen trees in the 20' landscape buffer will be irrigated with a drip irrigation system.

Thank you for this opportunity to comment. Please feel free to contact Vern Krahn if you have any questions.

Vern & Patti

Patti Liebespeck
Office Specialist
Carson City Parks, Recreation & Open Space
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org

Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # GM – 16 - GM - 16 - 161

APPLICANT **PHONE #**
Roger Shaheen 775-883-3040

MAILING ADDRESS, CITY, STATE, ZIP
3427 Goni Road #109, Carson City, NV 89706

EMAIL ADDRESS
rlsfoxwood@gmail.com

PROPERTY OWNER **PHONE #**
Western Insurance Company 509-990-2007

MAILING ADDRESS, CITY, STATE, ZIP
215 S. State St. #650, Salt Lake City, UT 84111

EMAIL ADDRESS
tzinkgraf@stillmanconsulting.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Lumos & Associates (Kristin Tokheim) 775-883-7077

MAILING ADDRESS, CITY, STATE, ZIP
800 E. College Parkway, Carson City NV 89706

EMAIL ADDRESS
ktokheim@lumosinc.com

Total Gallons Per Day of Water Usage
Requested: 59,700 APN **Address** **City /State** **Zip Code**
74,000 gpd (avg) 008-123-40 1400 Old Hot Springs Road, Carson City, NV 89706

Project's Master Plan Designation **Project's Current Zoning** **Nearest Major Cross Street(s)**
Community/Regional Commercial TC (Tourist Commercial) Research Way

Briefly describe your proposed project: (Use additional sheets or attachments if necessary) The Sierra Skies RV Resort is planned at 1400 Old Hot Springs Road and includes approx. 215 recreational spaces.

In accordance with Carson City Municipal Code (CCMC) Section: 18.12, or Development Standards, Division _____, Section _____, a request to allow water usage greater than 7,500 gallons per day:

PROPERTY OWNER'S AFFIDAVIT

I, Len Stillman, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Len Stillman
Signature

215 S. State #650 Salt Lake
Address City, UT 84111

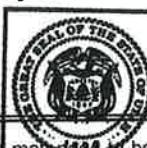
10/14/16
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA- Utah
COUNTY Salt Lake }

on October 14th, 2016, Len Stillman, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Melissa Christi Keithley
Notary Public
Comm EXP. 7-23-2017



MELISSA CHRISTI KEITHLEY
NOTARY PUBLIC- STATE OF UTAH
COMMISSION # 669065

COMM EXP 07-23-2017

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be submitted for review by the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

FOR OFFICE USE ONLY:

CCMC 18.12

GROWTH MANAGEMENT RECEIVED

FEE: **None**

SUBMITTAL PACKET

UC 120 2016

- Application Form
- Site Plan
- Water Report
- Applicant's Acknowledgment Statement
- 4 Project engineering Reports
- 6 Completed Application Packets (1 Original + 5 Copies)
- CD containing application digital data (pdf format)

**CARSON CITY
PLANNING DIVISION**

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's/Board of Supervisor's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant

Roger Shoheen

10-19-16

Date

October 19, 2016

Hope Sullivan, Planning Manager
 Carson City Community Development
 Planning Division
 108 E. Proctor Street
 Carson City, NV 89701

RE: Water and Sewer Impact Letter for the Proposed Sierra Skies RV Resort

Dear Hope:

Lumos & Associates, Inc. has prepared this water and sewer impact letter to support the Special Use Permit (SUP) and Growth Management applications for the proposed Sierra Skies RV Resort at 1400 Old Hot Springs Road (APN 008-123-40). The luxury RV Resort will consist of approximately 215 RV spaces, a club house, office building, manager's residence, restroom/laundry facilities, and associated facilities. The SUP is being requested to allow stays of up to 180 days from 30 days as currently permitted by zoning. The proposed water and sewer improvements to serve the RV Resort and its effects on the City's utility systems are described below.

WATER DEMANDS

Projected water demands for the RV Resort include both domestic and irrigation demands. Full hookups are planned for the RV Resort which includes an individual water connection at each RV space. Projected water demands are summarized in the table below. The average day demand (ADD) is estimated at 59,700 gallons per day (gpd).

Demand Type	Average Day Demand (gpd)
RV Spaces (215 Total)	32,000 ¹
Accessory Uses	15,000 ²
Landscape Irrigation (trees, shrubs, turf)	12,700 ³
Total	59,700

¹ Demand factor of 150 gpd per RV space.

² Accessory uses include club house, swimming pool, manager's residence, laundry facilities, central showers/restrooms, potential future restaurant/casino, etc.

³ Total annual irrigation demand of 4,623,100 gallons over 32 irrigation weeks per year averaged over 365 days.

The RV Resort will be served by the City's public water system. The proposed on-site water system includes waterlines ranging from 4-inch to 8-inch diameter (not including service connections) which will connect into an existing 16-inch water main in Old Hot Springs Road. The

project site is located near a pressure zone split within the City's distribution system (the 4960 zone and 4800 zone). The City has indicated that pressures in the 4960 zone near the project site entrance on Old Hot Springs Road range from 80 to 100 pounds per square inch (psi). Pressures in the 4800 zone, however, could be as low as 40 psi near the project site during booster pumping. The preferred connection is to the 4960 zone so that adequate pressures can be maintained during all demand scenarios without the need for booster pumping. If the City requires connection to the 4800 zone, a privately-owned booster pump will be needed to maintain minimum pressures meeting the requirements of the Nevada Administrative Code (NAC) and Carson City Municipal Code (CCMC).

In accordance with City requirements, the development will be served by a single water meter located near the property line. A reduced pressure backflow assembly will be located behind the water meter within the property boundaries.

Based on input from the City, it appears that water demands associated with the proposed RV Resort will not have any significant impacts on the City's water system.

FIRE FLOW

The largest proposed building at the RV Resort will be the club house at approximately 10,000 square feet (preliminary sizing). Based on this floor area, the minimum fire flow per the International Fire Code (IFC) is 1,500 gallons per minute (gpm) for a duration of 2 hours. As required by the Fire Marshal, an electronically monitored fire sprinkler system will be installed in the club house. The IFC allows a 50% reduction in fire flow with an approved automatic sprinkler system, however, the minimum required fire flow after the reduction is still 1,500 gpm.

The City does not have any recent fire flow tests in the project site area so a test will need to be conducted and results submitted to the City during the design phase of the project.

Correspondence with City Public Works staff has indicated that sufficient capacity should be available in the City's water system for fire flow demands associated with the proposed RV Resort.

SEWER FLOWS

Full hookups for the RV Resort will include a sewer connection at each RV space. Sewer flows will also be generated from accessory uses at the resort (club house, manager's residence, laundry facilities, central showers/restrooms, and potential future restaurant/casino). Peak sewer flows for the RV resort are estimated at 50,000 gpd.

The RV Resort will be served by the City's public sewer system for collection and treatment. The proposed on-site sewer system includes 6-inch to 8-inch diameter gravity sewer pipelines (not including laterals) which will connect into an existing 8-inch gravity sewer main in Old Hot Springs Road. The existing 8-inch sewer main in Old Hot Springs Road ends approximately 300 feet west of the intersection with Research Way. The project will include an extension of the existing 8-inch sewer to the entrance of the RV Resort. From the point of connection, wastewater will gravity

flow east along Old Hot Springs Road, south along Research Way, and then east along College Parkway. City Public Works staff have indicated that the 8-inch PVC sewer main in Old Hot Springs Road and Research Way is only at 8% capacity (or less) and the 18-inch concrete main in College Parkway is only at 10% capacity.

Based on input from the City, there is more than sufficient capacity within the City's sewer mains near the project area to handle flows from the RV Resort.

In summary, the proposed Sierra Skies RV Resort will not have any significant effects on the City's water and sewer systems. There is sufficient capacity within the City's infrastructure to meet the projected water demands, fire flows, and sewer flows. Please feel free to contact me at 775.883.7077 or ktokheim@lumosinc.com with any questions.

Sincerely,



Kristin Tokheim, P.E.
Senior Engineer



SPEAK SITE INTRODUCTION

PROPOSED TOTAL BUILDING AREA: 18,500 SF
MAX BUILDING HEIGHT: 2 STOREYS OR 26 FT
PROPOSED TOTAL PAVED AREA: 614,016 SF
PROPOSED TOTAL IMPERVIOUS AREA (NOT INCLUDING BUILDING AREA): 614,016 SF
PROPOSED GREENSCAPE AREA: 10,000 SF

LAND USE	QUANTITY	ADT	TRIP GENERATIONS		
			AM	PEAK	HOUR
MANUFACTURED/ STRUCTURE/CHURCH	215	228.3	18.0	24.4	24.7
INSTITUTE OF TRANSPORTATION CHICAGO, TRIP GENERATION MANUAL, TR-102-00					33.5

1000

PARKING RATIO ABLE	SPACES REQUIRED	SPACES PROVIDED
100% 1:1.00	1,000	1,000
100% 1:1.10	1,100	1,100
100% 1:1.20	1,200	1,200
100% 1:1.30	1,300	1,300
100% 1:1.40	1,400	1,400
100% 1:1.50	1,500	1,500
100% 1:1.60	1,600	1,600
100% 1:1.70	1,700	1,700
100% 1:1.80	1,800	1,800
100% 1:1.90	1,900	1,900
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100% 1:2.70	2,700	2,700
100% 1:2.80	2,800	2,800
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100% 1:7.70	7,700	7,700
100% 1:7.80	7,800	7,800
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100% 1:8.80	8,800	8,800
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100% 1:10.70	10,700	10,700
100% 1:10.80	10,800	10,800
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100% 1:11.70	11,700	11,700
100% 1:11.80	11,800	11,800
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100% 1:12.50	12,500	12,500
100% 1:12.60	12,600	12,600
100% 1:12.70	12,700	12,700
100% 1:12.80	12,800	12,800
100% 1:12.90	12,900	12,900
100% 1:13.00	13,000	13,000
100% 1:13.10	13,100	13,100
100% 1:13.20	13,200	13,200
100% 1:13.30	13,300	13,300
100% 1:13.40	13,400	13,400
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100% 1:14.30	14,300	14,300
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100% 1:14.60	14,600	14,600
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100% 1:29.30	29,300	29,300
100% 1:29.40	29,400	29,400
100% 1:29.50	29,500	29,500
100% 1:29.60	29,600	29,600
100% 1:29.70</		

RIGHT SITE



PROXIMITY MAP

LEGEND

100 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89703
TEL: (775) 887-5114
FAX: (775) 887-5114

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1

DESIGNED BY:
CHECKED BY:
JOB NO.:
MATERIAL: 17.0000

